

IN RE: PETITION FOR SPECIAL EXCEPTION • BEFORE THE
SW/S Rolling Road, 800' N of • DEPUTY ZONING COMMISSIONER
Wilkins Avenue • OF BALTIMORE COUNTY
(850 S. Rolling Road) • 1st Election District
1st Councilmanic District • Case No. 92-228-X
The Young Men's Christian Assoc.
of the Greater Baltimore Area -
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception for a Class B Child Care Center on Parcel 1 of the subject property in accordance with Petitioner's Exhibit 1.

The Petition was filed by the Young Men's Christian Association of the Greater Baltimore Area (YMCA), by and through their attorney, T.E.D. Millsbaugh, Esquire. Also appearing and testifying on behalf of the Petitioner was Dennis J. Dimer, Vice President of the YMCA. There were no Protestants.

Testimony indicated that the Petitioner owns 20.33 acres of land zoned D.R. 2 located off of South Rolling Road in the Catonsville area of Baltimore County. Said property, known as 850 South Rolling Road, is improved with a recreational/office building and accessory uses for the YMCA which have existed on the site since 1969. The Petitioner is desirous of constructing a Class B child care center on Parcel 1 of the subject property, as depicted on Petitioner's Exhibit 1. This 1.5739 acre parcel was excised from the original 20.33 acres and is the subject of the special exception request. Petitioner's Exhibit 1 depicts existing improvements on the entire site and the proposed location of the daycare center on Parcel 1. Petitioner's Exhibit 1 also shows that parking for the proposed child care center will be located to the front of the building due to the

configuration of the lot and the location of existing improvements thereon. The Petitioner proffered testimony indicating that the proposed use satisfies the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and will not result in any detriment to the health, safety or general welfare of the surrounding uses.

It is clear that the B.C.Z.R. permits the use proposed in a D.R.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R. Further, I find that locating the required parking to the front of the proposed child care

center will have no adverse impact on the surrounding site or upon any of the patrons who use this facility.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of January, 1992 that the Petition for Special Exception for a Class B Child Care Center on Parcel 1 of the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioner shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this Office for final review and inclusion in the case file.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

January 9, 1992

(410) 887-4386

T.E.D. Millsbaugh, Esquire
Piper & Marbury
36 S. Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION
SW/S South Rolling Road, 800' N of Wilkins Avenue
(850 S. Rolling Road)
1st Election District - 1st Councilmanic District
The Young Men's Christian Assoc. of the Greater Baltimore Area -
Petitioner
Case No. 92-228-X

Dear Mr. Millsbaugh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Petition for Special Exception

(YMCA/Parcel 1/Child Care)

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning and Zoning Regulations of Baltimore County, to use the herein described property for a child care center (see attached statement).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: Legal Owner(s): The Young Men's Christian Association of the Greater Baltimore Area
(Type or Print Name) (Type or Print Name)

Signature: Signature: Dennis J. Dimer, Vice President
(Type or Print Name) (Type or Print Name)

Address: Address: 204 W. Lombard Street
(Type or Print Name) (Type or Print Name)

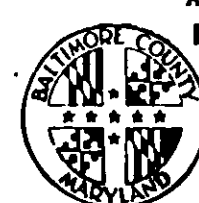
City and State: City and State: Baltimore, Maryland 21202

Attorney for Petitioner: Attorney for Petitioner: T.E.D. Millsbaugh, Esq./Piper & Marbury
(Type or Print Name) (Type or Print Name)

Address: Address: 36 South Charles Street
(Type or Print Name) (Type or Print Name)

City and State: City and State: Baltimore, Maryland 21201

Attorney's Telephone No.: 576-1899



ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING
MON., TUES., WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: DATE: 1/15/92

YMCA of Greater Baltimore

SPECIAL EXCEPTION
(for child care center)
Parcel 1/Catonsville Branch

The YMCA of Greater Baltimore hereby requests special exception approval to construct a child care center at its Catonsville branch located at 850 South Rolling Road.

This special exception will affect 1.57 acres of the YMCA's 20.33 acre property which is located in a D.R. 2 zone. The 1.57 acres is outlined as "Parcel 1" on the attached "Special Exception and Special Hearing Plan" showing the entire YMCA property. The child care center will be contained within a freestanding building of up to 6,200 square feet in size. The building configuration, landscaping, buffers, setbacks and other pertinent physical characteristics of the center will conform to the bulk standards for group centers contained in §424.7 of the Baltimore County Zoning Regulations as shown on the attached plan. This includes the location of parking areas at the front of the building in a manner that creates no adverse impact as required by §424.7.C. The YMCA will also obtain permits required by the State of Maryland and at all times operate the center in accordance with all other regulations governing day care.

The YMCA's plans will not be detrimental to the health, safety and general welfare of the community and will otherwise satisfy the requirements of §502 of the Zoning Regulations. Likewise, these plans will not cause adverse effects upon adjoining property unique from those inherently associated with such a use in the D.R. 2 zone. Rather, the special exception proposed here is especially suited for a large site like the Catonsville branch, and it shall benefit the community by enabling the YMCA to help satisfy this important and growing need of providing responsible care for the community's children.

26. TM: 11/21/91

October 25, 1991

DESCRIPTION
(PARCEL 1)
1.5739 ACRE PARCEL SOUTHWEST
SIDE OF ROLLING ROAD
PROPERTY OF
THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF THE GREATER BALTIMORE AREA
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION

BEGINNING AT A point on the southwest side of Rolling Road Maryland Route 166) which is approximately 1,000 feet southeast of the intersection of Rolling Road (Maryland Route 166) and American Court which is variable width with a minimum of 50 feet wide right-of-way, thence:

BEGINNING FOR THE SAME at a point South 60°17'04" West 64.00 feet, more or less, from a point on and 170.07 feet from the end of the Third or South 29°42'30 East 384.62 feet line of that land which by deed dated April 30, 1969 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 4986 at Folio 197 was granted and conveyed by Robert W. Furtick and Charleen C. Furtick, his wife, to The Young Mens Christian Association of The Greater Baltimore Area, and thence running within the said land with the first of six (6) new lines, as now surveyed, with courses and distances referred to the True Meridian as established by the Baltimore County Metropolitan District,

- 1) South 60°17'04" West 230.00 feet,
- 2) North 29°42'56" West 187.55 feet,
- 3) North 81°00'00" West 25.00 feet,

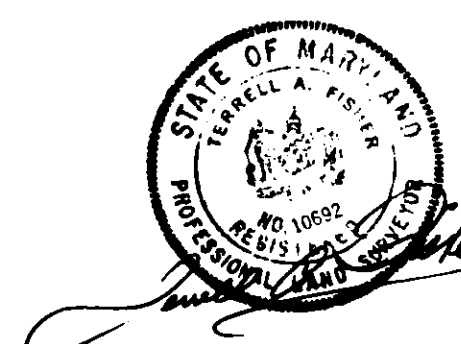
1 of 2

FISHER,
COLLINS
&
CARTER,
INC.

CONSULTING ENGINEERS AND
LAND SURVEYORS
9171 Baltimore National Pike
Suite 102
Elkton City, Maryland 21043
(410) 441-3855
Fax (410) 750-3744

FISHER,
COLLINS
&
CARTER,
INC.

CONSULTING ENGINEERS AND
LAND SURVEYORS
9171 Baltimore National Pike
Suite 102
Elkton City, Maryland 21043
(410) 441-3855
Fax (410) 750-3744



Compiled
Checked
Alfonso2.dwg D11

2 of 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 12-16-91
Posted for: Special Exception
Petitioner: The Young Men's Christian Association of the Greater Baltimore Area
Location of property: 5415 S. Rolling Road, Towson, Maryland 21204
Location of Sign: West side of S. Rolling Road at entrance to subject property
Remarks: None
Posted by: L. J. Schmitt Date of return: 12-16-91
Number of Signs: 1

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-228-X
SWS South Rolling Road, 800' N of Wilkens Avenue
800 South Rolling Road
1st Election District - 1st Councilmember
Petitioner(s): The Young Men's Christian Association of the Greater Baltimore Area
Hearing Date: Monday, January 6, 1992 at 9:00 a.m.
Special Exception for a child care center, Class "B"
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
CU12/086 December 12

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

CATONSVILLE TIMES

S. Zeke Orlov
Publisher

\$ 56.70

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 1-3-92

The Young Men's Christian Association of the Greater Baltimore Area
204 E. Lombard Street
Baltimore, Maryland 21202

ATTN: GENTS OTHER

RE:

CASE NUMBER: 92-228-X
SWS South Rolling Road, 800' N of Wilkens Avenue
800 South Rolling Road
1st Election District - 1st Councilmember
Petitioner(s): The Young Men's Christian Association of the Greater Baltimore Area

Dear Petitioner(s):

Please be advised that \$ 81.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl J. Jablon

ARNOLD JABLON
DIRECTOR
cc: T.E.D. Milsapough, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DECEMBER 5, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-228-X
SWS South Rolling Road, 800' N of Wilkens Avenue
800 South Rolling Road
1st Election District - 1st Councilmember
Petitioner(s): The Young Men's Christian Association of the Greater Baltimore Area
HEARING: MONDAY, JANUARY 6, 1992 at 9:00 a.m.

Special Exception for a child care center, Class "B".

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Dennis Dittmer/WMA
T.E.D. Milsapough, Esq.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/12/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

THE JEFFERSONIAN,

S. Zeke Orlov
Publisher

\$ 56.70

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date:

Account: R-001-6150
Number

receipt

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 20, 1991

Ted Milsapough, Esquire
Piper & Marbury
36 South Charles Street
Baltimore, MD 21201

RE: Item No. 241, Case No. 92-228-X
Petitioner: The Young Men's Christian
Association of the Greater Baltimore Area
Petition for Special Exception

Dear Mr. Milsapough:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: December 20, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Dennis J. Dittmer
The Y.M.C.A.
204 E. Lombard Street
Baltimore, MD 21202

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of November, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
CHAIRMAN
ZONING PLANS ADVISORY COMMITTEE

Petitioner: Y.M.C.A., et al

Petitioner's Attorney: Ted Milsapough

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: December 6, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: YMCA Property, Item No. 240 + 241

In reference to the Petitioner's request, staff offers the following comments:

Under the heading of "Community Planning and Conservation" the Master Plan addresses the importance of providing an amalgam of community support services. The plan further offers that "Emphasis should be placed on the creation of live communities supported by appropriate public and community facilities." The Master Plan also indicates the need to "revise the Zoning Regulations so that commercial uses, day care facilities, health service, etc. may be allowed . . ."

In the opinion of the Office of Planning and Zoning, the provision of quality day care facilities at this location will have a positive impact on the community.

Should the applicant's request be granted, the following conditions are recommended:

A landscape plan identifying existing mature trees shall be submitted to the deputy director of the Office of Planning and Zoning for approval. Said plan shall focus on the retention of existing trees and the provision of an enhanced landscape treatment adjacent to Rolling Road.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn
ITEM240/TXTRO2

92-228-X 1-6-91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: December 17, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 10, 1991

ITEM NUMBERS: 240 & 241

The internal roadways should intersect closer to a 90° angle and some parking layout should be modified accordingly.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJP/lvd

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

December 4, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #240 and #241, Zoning Advisory Committee Meeting of December 10, 1991, The Young Men's Christian Association of the Greater Baltimore Area, D-1, SW/S South Rolling Road, 800' N of Wilkens Avenue (#850 South Rolling Road, Parcel 11), D-1, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval for a nursery school or day care, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Maryland State Office of Child Care Licensing and Certification.

SSF:rmp

240.241/GWRMP

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

DECEMBER 6, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THE YOUNG MEN'S CHRISTIAN ASSOC.
OF THE GREATER BALTIMORE AREA

Location: ##850 SOUTH ROLLING ROAD

Item No.: 241 Zoning Agenda: DECEMBER 10, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 161 "Life Safety Code", 1988 edition prior to occupancy.

- IF BUILDING IS REQUIRED TO BE SPRINKLERED, THEN A FIRE HYDRANT SHALL BE LOCATED WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION.

REVIEWER: *[Signature]* Noted and
Approved *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 6, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 10, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 240, 241, 242, 243 and 244.

Robert W. Bowling
ROBERT W. BOWLING, P.E. Chief
Developers Engineering Division

RWB:s

PIPER & MARBURY

1200 NINETEENTH STREET, N.W.
WASHINGTON, D.C. 20036
202 861-3900
FAX 202 263-2085

36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
301-539-2530
FAX 301-539-0489

31 WEST 52ND STREET
NEW YORK, NEW YORK 10019
212 261-2000
FAX 212 261-2001

117 BAY STREET
EASTON, MARYLAND 21821
301-820-4460
FAX 301-820-4461

January 6, 1992

WRITER'S DIRECT NUMBER
(410) 576-1894

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Courthouse Building, Suite 113
400 Washington Avenue
Towson, Maryland 21204

Re: YMCA/Catonsville Child Care Facility
Case Number 92-228-X

Dear Mr. Kotroco:

Thank you very much for your attention to our case and for the favorable ruling at our hearing this morning.

We had an opportunity to visit Pat Keller in the Planning Office after the hearing in order to review with him the plan which had been submitted with our application for the special exception. After we explained both the physical outlay of the site and our plans for constructing the daycare center, including the saving of all mature trees at the site, Mr. Keller approved and signed the plan in its current form and asked that we inform you of this. For this reason, I have enclosed a copy of the plan (both pages) which contains Pat's signature, for your office's file on this case.

Thank you again for your assistance, and please do not hesitate to call if you have any questions.

Sincerely yours,

Tom E.D. Millsbaugh
Thomas E.D. Millsbaugh

TM/lsv
Enclosure
cc: Dennis J. Ditmer

2226, TM:01/06/92



PIPER & MARBURY

1200 NINETEENTH STREET, N.W.
WASHINGTON, D.C. 20036
202 861-3900
FAX 202 263-2085

36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3010
301-539-2530
FAX 301-539-0489

31 WEST 52ND STREET
NEW YORK, NEW YORK 10019
212 261-2000
FAX 212 261-2001

117 BAY STREET
EASTON, MARYLAND 21821
301-820-4460
FAX 301-820-4461

November 22, 1991

WRITER'S DIRECT NUMBER
(410) 576-1894

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: YMCA of Greater Baltimore
Catonsville Branch Applications

Dear Mr. Commissioner:

Please find enclosed for your review two applications submitted by the Young Men's Christian Association of the Greater Baltimore Area. The first petition is a request for a special exception to construct a day care center at the YMCA's Catonsville branch, and the second is a request to amend previous case 69-161-X to approve the YMCA's proposed new parking facilities and its existing community building at the same site. Because these two petitions are intimately related, we would ask that notices be posted and hearings held for both cases concurrently. This would provide for the most efficient use of the County's time.

The YMCA has obtained financing for this child care center through the sale of tax-exempt bonds issued by the State of Maryland agency, the Maryland Industrial Development Financing Authority. Restrictions in this bond transaction give the YMCA only a limited time in which to obtain its special exception, and construct the child care facility, so we would ask to be advised if there is any way in which we can help to bring these petitions to completion at the earliest possible date (while of course following all time periods required by law).

27, TM:11/22/91

Y.M.C.A.
OF GREATER BALTIMORE
METROPOLITAN OFFICE



April 21, 1992

Mr. Timothy Kotroco
Deputy Zoning Commissioner
Room 113
400 Washington Avenue
Towson, MD 21204

Re: Case #92-228-X

Dear Mr. Kotroco:

The YMCA of Greater Baltimore and specifically the Catonsville Branch of the YMCA hereby requests red line approval for the construction of a 30' X 60' open-air pavilion as shown on the Special Exceptions plans previously submitted under the above-referenced case number.

Said pavilion will be utilized by the YMCA's Summer Camp program.

Respectfully submitted,

Harold Mezile
Harold Mezile, Jr.
President

Enclosure 2d

201 East Lombard Street Baltimore, Maryland 21202 (410) 857-9822 FAX (410) 752-5452

The YMCA is dedicated to serving the spiritual, mental and physical well-being for all people in our community.
A UNITED WAY AGENCY

PLEASE PRINT CLEARLY

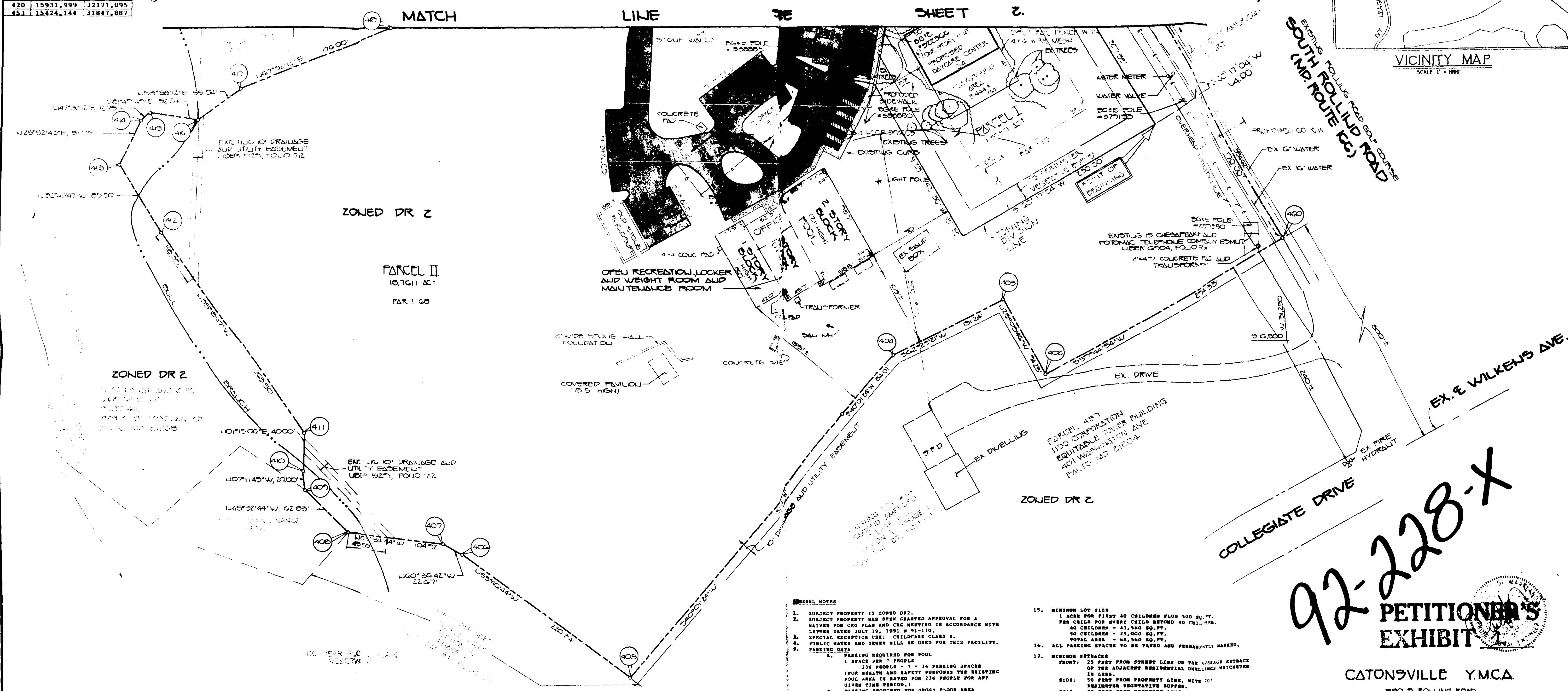
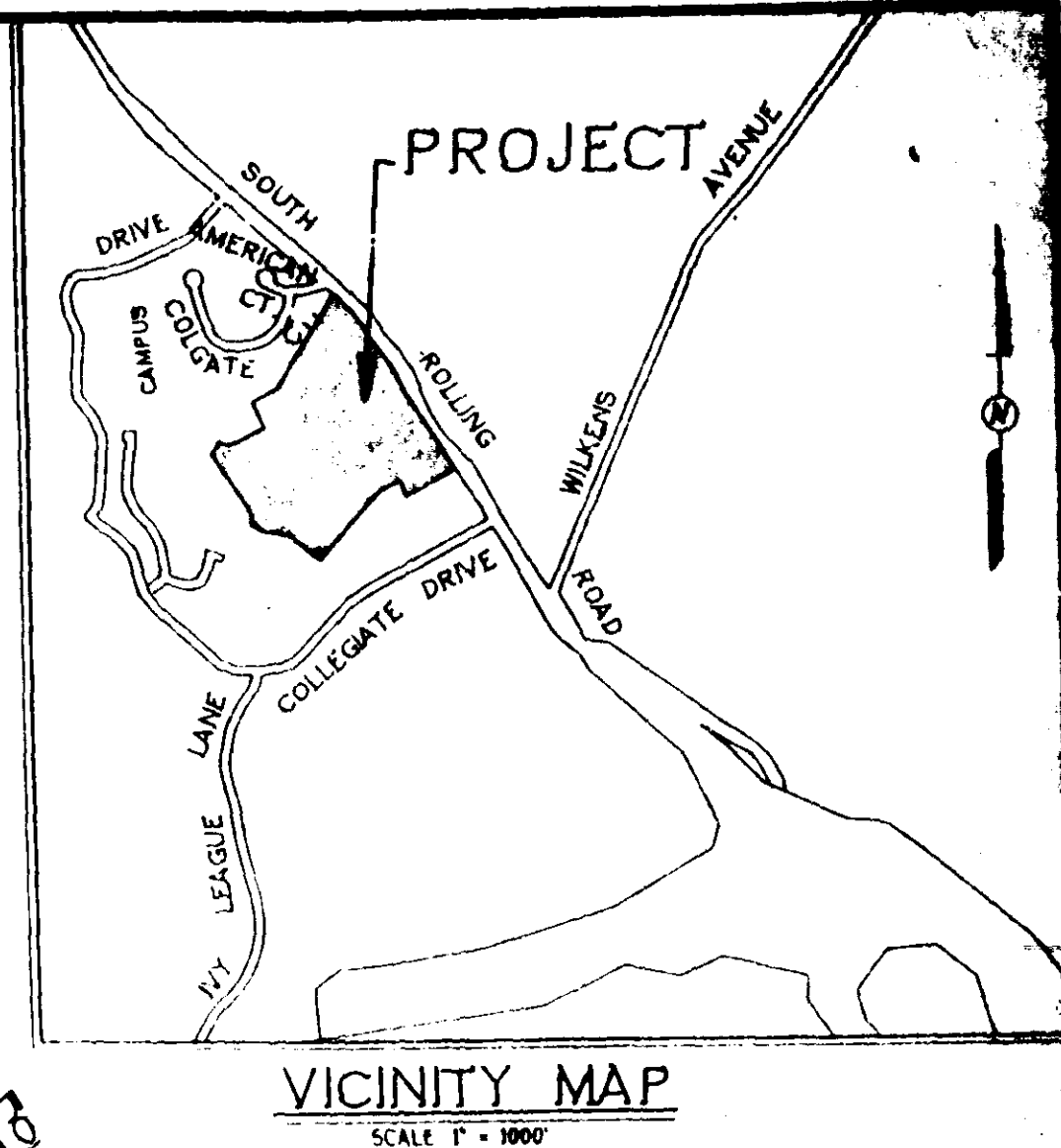
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS	DATE
<i>Tom E.D. Millsbaugh</i>	36 S. Charles St.	2/20/92
<i>Dennis J. Ditmer</i>	234 E. Lombard St.	2/20/92

IMPORTANT MESSAGE

TO: <i>Tom E.D. Millsbaugh</i>	DATE: <i>Jan 6</i>	TIME: <i>10:00</i>	A.M. P.M.
WHILE YOU WERE OUT			
M: <i>Dennis J. Ditmer</i>			
Area Code & Exchange: <i>95-3697</i>			
TELEPHONED	PLEASE CALL		
CALLED TO SEE YOU	WILL CALL AGAIN		
WANTS TO SEE YOU	URGENT		
RETURNED YOUR CALL			
Message: <i>Case 92-228X</i>			
<i>Wants a copy of Order</i>			
Operator: <i>[Signature]</i>			

PT.	SOUTH	WEST
402	16537.450	31503.160
401	16454.298	31547.489
404	16515.123	31663.783
451	15787.323	31533.503
442	16055.126	31439.566
460	16389.167	31248.916
453	15424.144	31347.987
452	15504.663	31769.067
405	16858.745	31952.355
406	16728.546	32130.112
407	16717.421	32149.865
408	16706.294	32254.194
409	16662.292	32299.042
410	16642.449	32301.547
411	16602.459	32300.673
412	16387.441	32452.988
413	16315.543	32499.257
414	16268.982	32476.670
415	16260.375	32467.264
416	16267.198	32415.557
417	16235.132	32370.645
418	16168.831	32207.611
419	16018.180	32289.775
420	15931.999	32171.095
453	15424.144	31847.887



HORIZONTAL MERIDIAN OF SURVEY BASED ON
BALTIMORE COUNTY TRAVERSE CONTROL STATION:
X-753 9 16370.50
W 16267.05
X-754 3 16124.51
W 31416.35

- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED DR 2.
 - SUBJECT PROPERTY HAS BEEN GRANTED APPROVAL FOR A WAIVER FOR CRG PLAN AND CRG HEARING IN ACCORDANCE WITH LETTER DATED JULY 15, 1991 W-11-10.
 - SPECIAL EXCEPTION USE: CHILDREN'S CLASS B.
 - PUBLIC WATER AND SEWER WILLS BE USED FOR THIS FACILITY.
 - PARKING DATA**
 - PARKING REQUIRED FOR POOL: 236 PEOPLE - 7 - 14 PARKING SPACES (FOR HEALTH AND SAFETY PURPOSES THE EXISTING POOL AREA IS SAVED FOR 236 PEOPLE FOR ANY GIVEN TIME PERIOD.)
 - PARKING REQUIRED FOR GROSS FLOOR AREA: 10 SPACES PER 1,000 SQUARE FEET: 7,777 SQ. FT. @ 1,000 = 7.77
 - PARKING REQUIRED FOR EXISTING STRUCTURES: 111 PARKING SPACES REQUIRED FOR EXISTING STRUCTURES.
 - PARKING REQUIRED FOR CHILD CARE: 1 PER EMPLOYEE ON THE LARGEST SHIFT: 1 SPACE @ 8 EMPLOYEES = 8 PARKING SPACES
 - TOTAL PARKING SPACES PROVIDED FOR THIS SITE = 119
 - PROPERTY IS LOCATED ON BOWING MAPS 4-P AND 5-P.
 - TYPICAL PARKING SPACE SIZE 8.5'x18'.
 - ALL EMPLOYEES TO BE REGISTERED, LICENSED OR CERTIFIED AS REQUIRED BY THE APPLICABLE STATE OR LOCAL AGENCY.
 - PARCELS I AND II ARE SUBJECT TO SPECIAL EXCEPTION CASE 90-181-E AND THE AMENDMENT TO 89-161-E.
 - TOTAL NUMBER OF EMPLOYEES FOR CHILDREN'S CLASS B: 8
 - MAXIMUM NUMBER OF CHILDREN TO BE ENROLLED: 90
 - HOURS OF OPERATION: 7 AM TO 6 PM
 - ESTIMATED A.D.T. FOR DAYCARE ONLY 67 PER 1,000 SQ. FT. GROSS FLOOR AREA 600 DIVIDE BY 1,000 = 6.6237 = 67 A.D.T.
 - THIS CHILDRENS DOES NOT IMPACT S.T.A. ALL SINGLE FAMILY DWELLINGS AND UNIMPROVED LOTS OF RECORD OF LAND TRAM 2 ACRES ARE SHOWN WITH THEIR REQUIRED 300 AND 250 FOOT S.T.A. AREAS.
 - MINIMUM LOT SIZE: 1 ACRE FOR FIRST 40 CHILDREN PLUS 500 SQ. FT. PER CHILD FOR EVERY CHILD BEYOND 40 CHILDREN. 40 CHILDREN = 43,560 SQ. FT. 50 CHILDREN = 25,000 SQ. FT. TOTAL AREA = 68,560 SQ. FT.
 - ALL PARKING SPACES TO BE PAVED AND PERMANENTLY MARKED.
 - MINIMUM SETBACKS**
 - FRONT: 25 FEET FROM STREET LINE OR THE AVERAGE SETBACK OF THE ADJACENT RESIDENTIAL DWELLINGS WHICHEVER IS LESS.
 - SIDE: 50 FEET FROM PROPERTY LINE, WITH 20' PERIMETER VEGETATIVE BUFFER.
 - REAR: 50 FEET FROM PROPERTY LINE, WITH 20' PERIMETER VEGETATIVE BUFFER.
 - THIS PROPERTY IS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AS LINES NO. 4514 AT POLIO 197 AND LINES NO. 4566 AT POLIO 197.
 - CEDER TRACT: 4.004-01
 - WATERSHED: 30
 - SURVEYED: 76
 - REGIONAL PLANNING DISTRICT: 324.8
 - GROSS FLOOR AREA OF DAYCARE IS 8,400 SQ. FT.

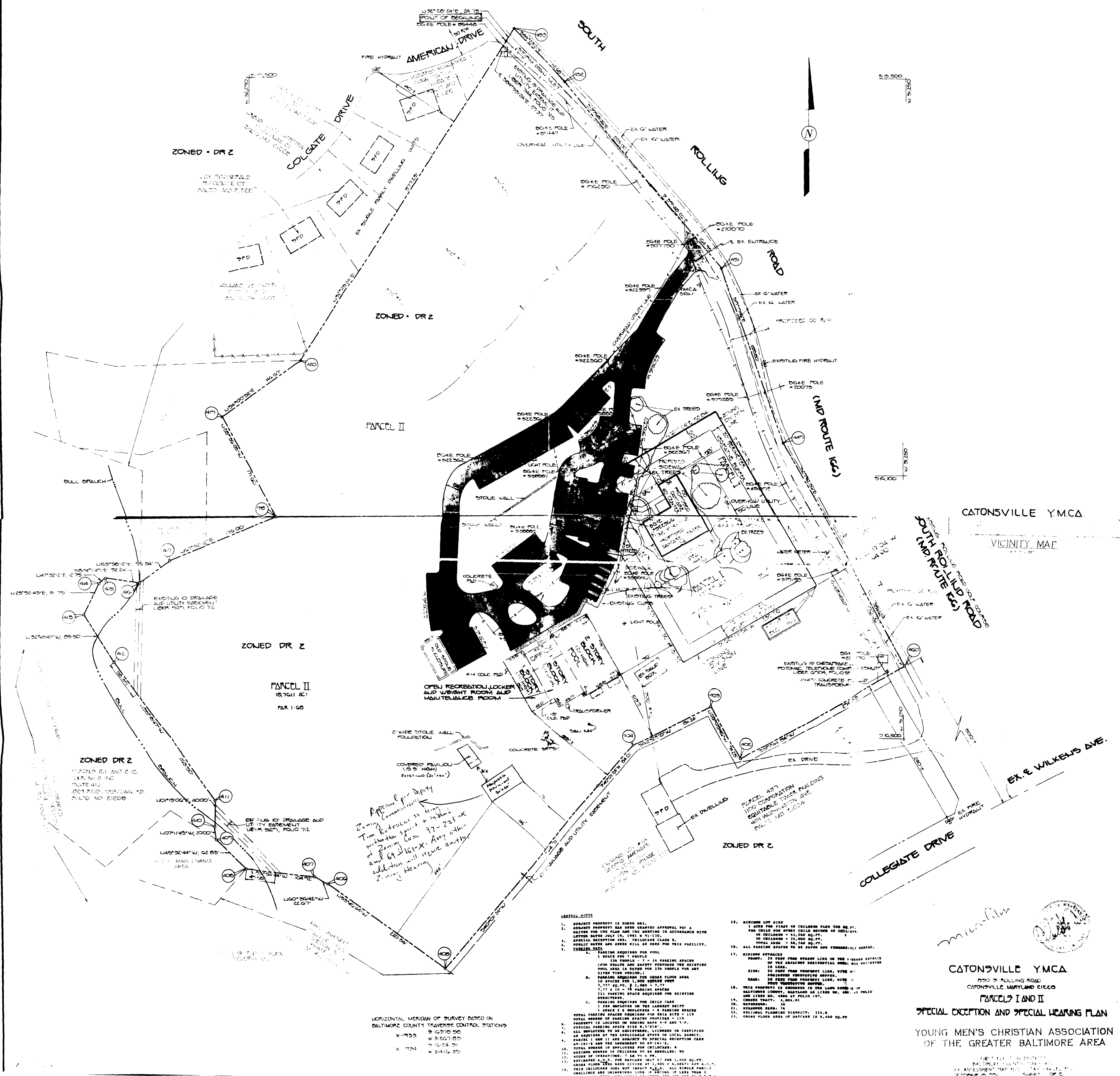
92-228-X
PETITIONER'S EXHIBIT

CATONSVILLE Y.M.C.A.
850 S. ROLLING ROAD
CATONSVILLE, MARYLAND 21020
PARCELS I AND II
SPECIAL EXCEPTION AND SPECIAL HEARING PLAN
YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE GREATER BALTIMORE AREA

FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
TAX ASSESSMENT MAP 101, TAX PARCEL #520
OCTOBER 15, 1991 SHEET 1 OF 2
SCALE IN FEET

#241

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
807 BALTIMORE NATIONAL PLE SUITE 100
BALTIMORE, MARYLAND 21202
(301) 451-2855



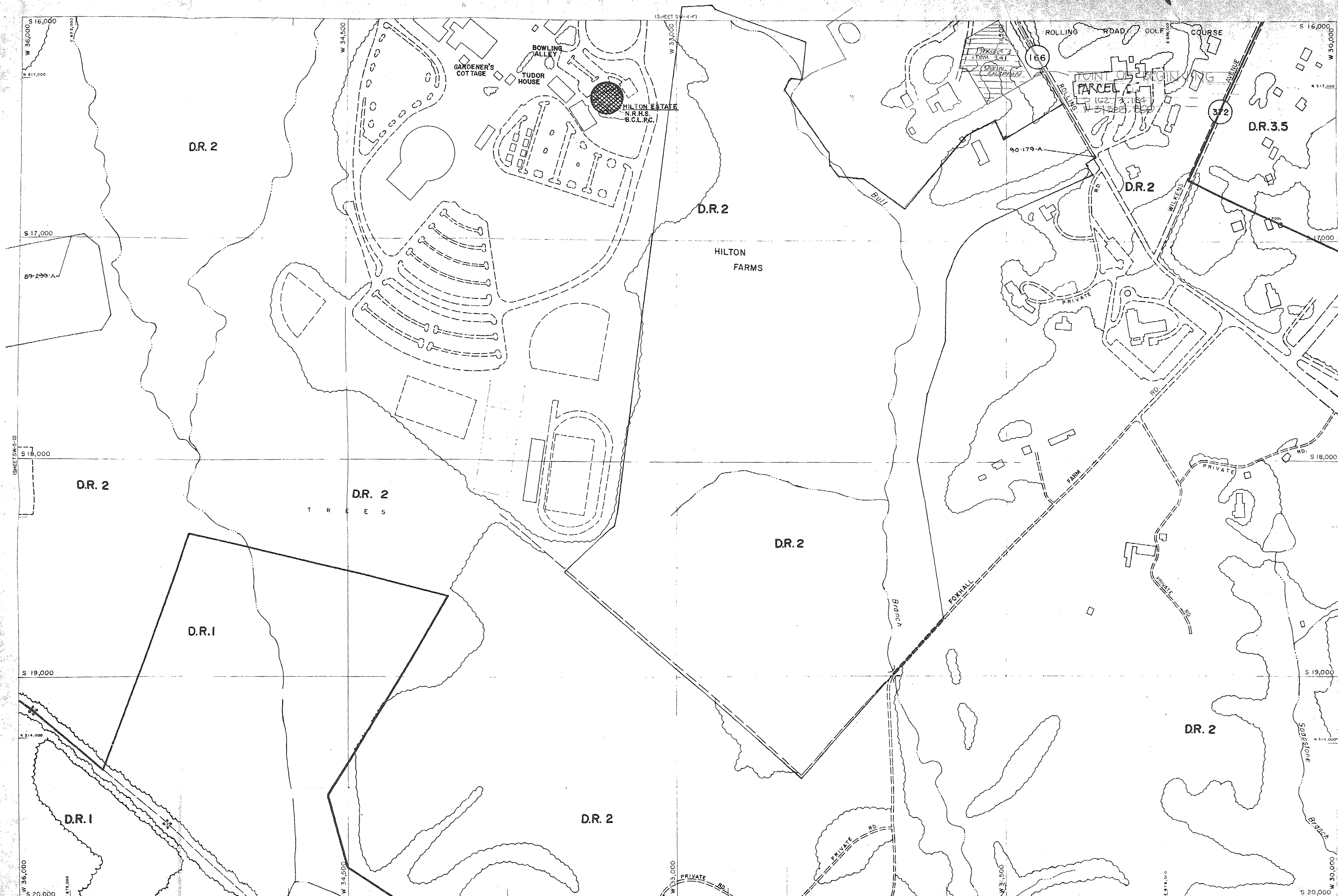
CATONSVILLE YMCA
VICINITY MAP

CATONSVILLE YMCA
1500 N. ROLLING ROAD
CATONSVILLE, MARYLAND 21030
PARCELS I AND II
SPECIAL EXCEPTION AND SPECIAL HEARING PLAN
YOUNG MEN'S CHRISTIAN ASSOCIATION
OF THE GREATER BALTIMORE AREA

Appeared for Deputy
Zoning Commission
Timothy J. Smith
12-22-81
Zoning Case 81-161-X
and 81-161-X-1
Any other
action will require another
Zoning Hearing

- GENERAL NOTES**
1. SUBJECT PROPERTY IS ZONED DR 2.
 2. SUBJECT PROPERTY HAS BEEN GRANTED APPROVAL FOR A SPECIAL EXCEPTION TO THE ZONING ORDINANCE IN ACCORDANCE WITH THE ZONING ORDINANCE, CHAPTER 22-1, SECTION 22-1-101.
 3. THE ZONING ORDINANCE, CHAPTER 22-1, SECTION 22-1-101, PROVIDES THAT THE ZONING COMMISSION MAY GRANT A SPECIAL EXCEPTION TO THE ZONING ORDINANCE IF IT FINDS THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND THAT THE PROPOSED DEVELOPMENT IS IN THE PUBLIC INTEREST.
 4. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.
 5. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.
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 17. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.
 18. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.
 19. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.
 20. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.
 21. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.
 22. THE ZONING COMMISSION HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE FOR THE PROPOSED DEVELOPMENT.

HORIZONTAL MERIDIAN OF SURVEY BASED ON
BALTIMORE COUNTY TRAVELER CONTROL STATIONS
X-753 9 10210.00
X-754 9 10227.00
X-755 9 10244.00



H-SE G-SW
D-NE C-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PATAPSCO
STATE PARK
VICINITY

SHEET
S.W.
5-F

241

#241